

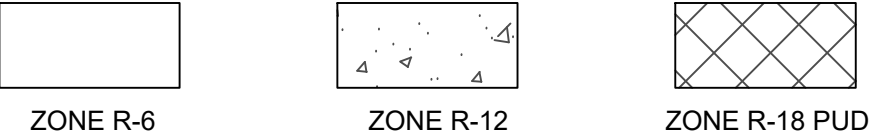
Z:\CADD Drawings\from here comp\CAD Drawings_SECTION\Replat\18050305.dwg - 4:49:32 PM 8/28/2022 9/28/2022 12:04:21 PM DWG To PDF



PROPERTY DESCRIPTION: ZONE R-6 TO R-12
CONTAINING 18,089 SQUARE FEET OR 0.4153 ACRES.

ALL OF THAT PART OF THE NW 1/4 OF SECTION 03-TWP 49-RNG 32, INDEPENDENCE, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF FOREST STREET AND THE NORTH RIGHT-OF-WAY LINE OF COLLEGE TERRACE; THENCE N 01°-18'-51" E, ALONG THE WEST LINE OF SAID NW 1/4, 149.23 FEET (DEED = 154±) TO THE WESTERLY PROLONGATION OF THE SOUTH LINE OF LOT 4, JOSEPH R. WARREN ADDITION, A SUBDIVISION IN SAID INDEPENDENCE; THENCE S 88°-41'-09" E, ALONG SAID SOUTH LINE AND ITS WESTERLY PROLONGATION, 123.10 FEET (DEED & PLAT = 123±) TO THE SOUTHEAST CORNER OF SAID LOT; THENCE S 01°-18'-51" W, ALONG THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID JOSEPH R. WARREN ADDITION, 123.86 FEET (DEED = 137±) TO THE NORTHERLY LINE OF MINDRUP HEIGHTS, A SUBDIVISION IN SAID INDEPENDENCE, SAID LINE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF THE ABANDONED KANSAS CITY SOUTHERN RAILWAY; THENCE SOUTHWESTERLY, ALONG SAID LINES ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S 49°-42'-21" W, AN ARC DISTANCE OF 39.71 FEET (DEED = 28±) TO THE NORTH RIGHT-OF-WAY LINE OF SAID COLLEGE TERRACE; THENCE N 87°-32'-30" W, ALONG SAID LINE, 84.05 FEET (DEED = 90±) TO THE POINT OF BEGINNING.

EXISTING ZONING:



EXISTING ZONING:

ZONE R-6
TO
ZONE R-12

185' OWNERSHIP LIST:

STEWART PLACE:
LOT 23 - ALFREDO FLORES - 709 VASSER ST, INDEPENDENCE, MO 64054
LOT 22 - KATHLEEN WALTERS - 711 S. VASSAT AVE, INDEPENDENCE, MO 64054
LOT 21 - DAVID MILLER & VICKI SATTLER - 715 VASSAR ST, INDEPENDENCE, MO 64054
26-320-06-17 - DAVID SCOTT - 11704 E. 8TH ST, S, INDEPENDENCE, MO 64054
26-320-06-18 - TRACY MOORE - 700 N. FOREST AVE, INDEPENDENCE, MO 64050
26-320-06-19 - DAWN MICHELLE SCRIBNER - 704 N. FOREST AVE, INDEPENDENCE, MO 64050
26-320-06-20 - SHIRLEY O'DELL, TRUSTEE - 18036 KENT CIR, INDEPENDENCE, MO 64057
26-320-06-21 - EDWARD YODER - 712 N. FOREST, INDEPENDENCE, MO 64055
26-320-06-22 - RICHARD MCCORMICK - 716 N. FOREST AVE, INDEPENDENCE, MO 64050
26-320-06-23 - JESSE KENT - 722 N. FOREST AVE, INDEPENDENCE, MO 64054

JOSEPH R. WARREN ADDITION:
LOT 1 - HOLM LINDA & RUSSELL THOMASON - 14232 E. 35TH TERR, INDEPENDENCE, MO 64055
LOT 2 - VICKI & DEL BAUMAN - 1621 W. COLLEGE, INDEPENDENCE, MO 64050
LOT 3 - KATHLEEN & MICHAEL WEDELL - 41125 AVENIDA VERDE, TEMECULA, CA 92591
LOT 4 - JESSICA MUNDY - 705 N. FOREST AVE, INDEPENDENCE, MO 64050

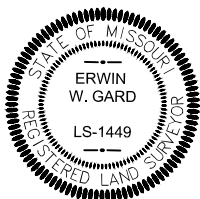
MINDRUP HEIGHTS:
26-320-07-32 - LEE DONALD TAYS - E 1259 N TUDOR RD, LEES SUMMIT, MO 64086
26-320-07-33 - 1528 W COLLEGE A SERIES OF KING ROYAL REALTY, LLC, 904 NE SALA LN, BLUE SPRINGS, MO 64014
26-320-07-11 - CAROL O'DELL & KENT STRODTMAN - 16709 E COURTNEY ATHERTON RD, INDEPENDENCE, MO 64058
26-320-07-10 - LoCLED GAS COMPANY - 700 MARKET ST, ST. LOUIS, MO 63101

J. L. CRAIG'S ADDITION REPLAT:
LOT 1A - MOHAMMED HASSAN - 218-14 JAMAICA ALY FL 2, QUEENS VILLAGE, NY 11428
LOT 2A - MOHAMMED HASSAN - 218-14 JAMAICA ALY FL 2, QUEENS VILLAGE, NY 11428
LOT 3A - MOHAMMED HASSAN - 218-14 JAMAICA ALY FL 2, QUEENS VILLAGE, NY 11428

J. L. CRAIG'S ADDITION CORRECTED PLAT:
26-320-14-17 - BRANDY & JOHN KROEDER - 1525 W. COLLEGE TERR, INDEPENDENCE, MO 64050
26-320-14-18 - CAROLYN & KALE PAYNE - 17305 E 52ND ST S, INDEPENDENCE, MO 64055

FOREST ACRES:
LOT 2 - CITY OF INDEPENDENCE - 111 E MAPLE, INDEPENDENCE, MO 64050

UNPLATTED:
26-320-07-35 - KENT STRODTMAN TRUSTEE - 16709 COURTNEY ATHERTON RD, INDEPENDENCE, MO 64058
26-320-07-23-01 - TIFFANY & CHRISTOPHER COVELL - 315 SUNFISH CT, SAN MATEO, CA 94404
26-320-07-25-01 - KENT STRODTMAN TRUSTEE - 16709 COURTNEY ATHERTON RD, INDEPENDENCE, MO 64058



SURVEYOR'S DECLARATION:
I HEREBY DECLARE THAT WE HAVE PREPARED THIS DRAWING FOR THE PURPOSE OF A REZONING APPLICATION AND DOES NOT REPRESENT A BOUNDARY SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SEPTEMBER 28, 2022
DATE

GARD HORIZON LLC
LAND SURVEYING : BUILDING PERMIT & HOUSE PLAN SERVICES
REAL ESTATE : LARGE FORMAT SCANS & PRINTS

1040 SW Luttrell, Suite E2
Blue Springs, Missouri 64015
Phone: 816-295-5951
Web: gardhorizon.com

Erwin W. Gard, Owner
Professional Surveyor - Realtor
Cell: 816-853-4559
Email: erwin@gardhorizon.com

WALTER & KRIS BETHAY
REZONING MAP
8614 ASH LANE
PRAIRIE VILLAGE, KANSAS 66207

JOB NO.:	FIELD BK~PG	MASTER FOLDER: CAD Drawings\Subdivision	SHEET	OF
DRAWN BY: E. GARD	SUB FOLDER: B	FILE NAME: BETHAY FOREST VIEW	1	1